

Providence Plantation Homeowners Association

2021 WINTER ISSUE

PPHOA NEWSLETTER

ANOTHER YEAR IN THE NEIGHBORHOOD

I hope everybody had a great holiday and I wish all a very happy and healthy new year.

Unfortunately, in this year's article I need to talk about money. The HOA dues have remained at \$80 per year for about the past 20 years, and those funds have paid for maintaining attractive landscaping at all of the entrances, extra police patrols of the neighborhood, a neighborhood phone directory, a variety of social clubs and activities, a website and a neighborhood email, and social media communications system. The two biggest budget items are maintaining landscaping at all the entrances and hiring off-duty police officers to provide extra patrols through the neighborhood, as each item costs more than \$20,000 per year.

The number of dues paying members of the HOA has been decreasing the past few years. Historically, a majority of the homeowners have paid their dues to contribute toward keeping the neighborhood as good as it can be. For the past few years however the number of dues payers has declined from the year before, and for 2020 only about 48% of the homeowners contributed. That may not seem like much, but it translates into several thousand dollars per year. In past years we have been able to make up the shortfall with our



financial reserves, but those times are coming to an end.

The result is that if our membership rate does not significantly increase in 2021, the HOA will have to either raise dues or cut services. While no decisions have been made, the current consensus of HOA Board members is that it is not right to raise the dues of those already contributing when the problem is that so many residents don't contribute at all.

Enclosed in the envelope with this newsletter is an invoice for HOA dues for 2021, which are again just \$80. I hope everyone will give serious consideration to joining. If you wish you can pay electronically using a credit card just by going to our website (pp-hoa.org).

The HOA has a tradition of having an in-person public meeting in January of each year and we try to obtain a speaker that can discuss something of interest to the neighborhood. This year, because of Covid-19, that meeting is cancelled, or at least postponed until we can safely meet again. But the HOA will work to keep everybody informed on whatever is happening that affects the neighborhood. If you are not already signed up to receive emails from the HOA, please go to the website and do so.

- Bob Hayes, President



CITYWIDE NAMING REVIEW

Several months ago, a debate ignited regarding whether the name of our neighborhood should be changed to remove the word "Plantation", due to current events in the news. At that time, the Providence Plantation HOA Board of Directors received inquiries and our response was that we were studying the concern, and we would keep all residents informed. That debate was part of a larger controversy involving monuments and street names throughout the city.

Charlotte Mayor Lyles appointed a special commission to study the issue and make recommendations. They have produced their report and have recommended changing the names of only nine streets, each of which was named to honor a specific individual with ties to "racism". Notably, they did not recommend re-naming any streets, neighborhoods or landmarks that arguably reminded others of the more general "Southern Culture".

Based on this City guidance, the members of the Providence Plantation HOA Board of Directors have determined not to take any action to change the name of the neighborhood.

2021 PPHOA DUES CAMPAIGN

As we start the new year, it is time to officially kick off our 2021 annual dues campaign. We are planning some changes to the dues campaign this year that I will share below but before I do that, I wanted to share my personal experience with the PPHOA.

My name is Craig Jocher, and I am the new Membership Chair for the PPHOA. I have lived in Providence Plantation since moving here in December 1999 and I will be the first to admit that I have inconsistently paid my dues over the years. The annual invoice and reminders were often set aside as I did not appreciate the importance of my financial contribution to the neighborhood and the value provided by the all-volunteer HOA board.

I joined the HOA board earlier this year because I felt it was important to support my neighborhood and I wanted to do more. I have enjoyed living here over the years, my two boys grew up here, and this is our family home. At the time I joined, I truly did not appreciate everything the board members, committee chairs and volunteers do for the neighborhood and the benefit I have enjoyed over the years.

In the short time that I have been part of the HOA, I have experienced the PPHOA being our advocates

and helping with issues such as neighborhood flooding, trying to minimize the impact of the new 485 interchange, beautification of the neighborhood, and working to ensure we are safe and secure in our neighborhood. I have also experienced first-hand events that benefit our community such as the paper shredding and blood drive. In addition, I look forward to a return to normalcy in 2021 and the resumption of our family oriented social events.

Hopefully as you read the newsletter this year, you pause to appreciate the value and benefit we all enjoy from our annual dues contribution and all of our HOA and neighborhood volunteers. I know I do!

Now onto the details for the 2021 dues campaign:

- To Bob's point in his opening comments, we need to significantly increase the neighborhood participation. In that spirit, we are setting a target for 2021 of **840** dues paying members or a 15% increase from 2020.
- From an awareness perspective, I will be providing a monthly update on the progress to our goal.
- In addition, to add a little fun to the dues campaign, we will be holding a monthly drawing each month (Jan - Jun) and selecting a winner of a \$50 gift card.

To pay your 2021 annual dues, please see the invoice included with this newsletter or you can pay directly from our website: <https://www.pp-hoa.org/>

Thanks in advance for your support, it is greatly appreciated!

- Craig Jocher, Membership Chair

BTW... When I first applied to the board for the Membership Chair, I was promptly denied as I had not paid my current year dues. Imagine the irony and my surprise!

PPHOA-SPONSORED ACTIVITIES

SOCIALS

Although social distancing has forced us to curtail many group Socials events over the past few months, now that vaccine availability is on the near horizon, PPHOA is looking forward to resuming a full schedule of Socials activities, including Ladies Bunco, our annual Easter Egg Hunt, supper clubs and next winter, our very popular Photos with Santa.

Relatively soon, Socials will also resume public service events such as our paper shredding events, blood drives, and Community Service opportunities for

students. In addition, we're looking forward to new ways to provide social events for Providence Plantation residents such as barbecue clubs and other types of neighborhood get-togethers.

We're looking forward to hearing new ideas and encourage you to contact Socials with your suggestions.

Last year, Community Service projects such as washing street signs in the neighborhood, and holding blood drives that provided free Covid 19 antibody testing for donors, were the result of ideas sent to Socials by Providence Plantation residents.

So, we ask you to email Socials with all your ideas for other Socials and / or Public Service events at socials@pp-hoa.org.

- Valerie Roberts & Janet Pierce
co-chairs PPHOA Socials

HISTORY OF PROVIDENCE PLANTATION

I have cleaned out my attic and I now have 6-8 containers of beautiful and professional brochures which were prepared in the mid 1980's. At that time, the original owners of Providence Plantation had decided it was time to sell the property. Harry Grimmer purchased the remaining property and marketed the neighborhood from that point. For years I used them in my real estate listing brochures and HOA new neighbor packages.

We have shared these brochures over the years with our interested neighbors and history buffs, but the time has come to dispose of them. If you are interested in obtaining a brochure, please reach out to me at my contact information below. The brochures will be available through the end of February. Below are some interesting tidbits of history pertaining to Providence Plantation.

- Marketing and sales began in the late 1960's.
- Providence Plantation, now consisting of over 1,500 acres of rolling wooded land with the intent of providing uncrowded, natural residential area for those who appreciate privacy, without isolation, natural surroundings by interfering with "Mother Nature" as little as possible, but close enough to all cultural and shopping facilities of the city.
- The original neighborhood was built over a period of 16 years.

- Joye Baucom, Neighborhood Historian
jbaucom@cottinghamchalk.com (704) 564-2643

SAFETY AND SECURITY

YTD there have been 30 crimes reported in Providence Plantation which is a 10% decrease from the same time last year.

CRIME REPORT

Auto Theft	4
Attempted Burglary	1
Burglary	4
Fraud	1
Harassing Calls	1
Hit and Run	1
Larceny from Auto	8
Larceny - Other	5
Non-Aggravated Assault*	1
Vandalism	4
Total Crimes Reported	30

*Assault Non-Aggravated: Involved family members.

Auto Theft:

Auto stolen from open garage. Keys inside of the vehicle. Same owners had an auto stolen from their driveway in 2019 when they left the spare key inside the auto. One of the stolen autos was recovered the day after it was reported stolen.

Burglaries:

Items stolen from shed. Another shed had the lock broken, but nothing was taken. Entry made through the rear door of a vacant house. Nothing taken. Bicycle was stolen from an open garage.

Larceny From Auto:

In all but 1, items were taken from unlocked autos. A few common sense steps can help you reduce becoming a victim of auto theft:

- Never leave your car running and unattended, even to dash into a business.
- Never leave your keys in the car or ignition, even inside a locked garage.
- Always roll up your windows and lock the car, even if it is in front of your home.
- Never leave valuables in plain view, even if your car is locked. Put them in the trunk out of sight.
- Always park in a high-traffic, well-lighted area, if possible.
- Install a mechanical device that locks to the steering wheel, column, or brake pedal to prevent the wheel from being turned more than a few degrees. Commonly called clubs, collars, or J-bars, these devices can act as a highly visible physical deterrent if installed properly.

- Investigate the purchase of an auto alarm system if you live in a high-theft area or drive a theft-prone vehicle. Display an alarm decal near the door handle.
- If you park in a fee garage, take the pay-ticket with you. It's the thief's ticket out of the garage, too.
- If you use valet parking, leave just the ignition key with the attendant. Make sure no identifying information is attached to the key. Do the same when you take your car for repairs
- Carry your drivers' license, registration, and insurance card with you. Don't leave personal identification documents or credit cards in your vehicle
- Copy your license plate and vehicle identification (VIN) numbers on a card and keep them on you with your driver's license. If your vehicle is stolen, police will need this information promptly.

Please remember that an ounce of prevention is worth a pound of cure.

Several homeowners say they never see our off duty officers. These officers each patrol our neighborhood 2 nights a week in a marked police vehicle either from 11:45pm to 3:45am or 12am to 4am. Unless you are awake during those times looking out your window or you are outside of your home, you will not see them.

If you leave your garage door open overnight, don't be surprised if there is a knock on your door after midnight. As part of a crime preventive initiative, our off duty officers are knocking on the doors of homes they observe with open garages. If no one answers they leave a note on the door.

Reporting Crimes

It is important to report all incidents of crime to the **Charlotte-Mecklenburg Police Department**. The police would rather respond to a false alarm, than not respond and have a crime committed. For crimes in progress and other emergencies, dial 911. For non-emergencies, and past crimes, call **311**. You can also report the following past crimes using the Online Reporting System: Larceny, Harassing Phone Calls, Theft from Auto, or Property Damage. You can do so at: <https://charlottenc.gov/CMPD/ReportACrime/Pages/default.aspx> or by a link from <http://www.cmpd.org>

Also, please notify me at Security@pp-hoa.org or call 704.849.9234, between 9am and 9pm.

Best wishes for a happy, healthy and safe New Year. May 2021 be better than 2020.

- Harvey Katowitz, Security

WELCOME NEW NEIGHBORS

Welcome new neighbors! If you have not yet joined the HOA and would like more information as well as a neighborhood directory please contact Shelley Spencer at 704-907-3800.

Please visit our website to find out more about living in Providence Plantation: pp-hoa.org.

- Shelley Spencer, Newcomers
704-907-3800

PPHOA COMMUNICATIONS

Our homeowners association uses Constant Contact to email three of our four quarterly newsletters, reunite lost/ found pets with their owners and to notify residents of crime/safety alerts.

If you would like to be added to our email database, have changed your email address in the past year and/ or have not been receiving emails from us and want to receive them, please send your email address to Jennifer St. Peter Smith: email@pp-hoa.org

- Jennifer Smith, Communications

Providence Plantation HOA Website

www.pp-hoa.org

- Pay your dues online
- Look up neighbors in online directory
- Update your directory listing
- View HOA Board contact info
- Complete a newcomer form
- Find social group info
- Read about our neighborhood's history